

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

PRESENT: Brendan McNamara, Chair
Fran McMahan, Vice Chair
Ann Carnaby, Clerk
Keith Lessard
Tracy Emerick
Mark Olson
James Waddell, Selectman Member
Rayann Dionne, Conservation Coordinator

ABSENT: **Jason Bachand, Town Planner**
Laurie Olivier, Office Manager/Planning

I. CALL TO ORDER

Chairman McNamara began the meeting at 7:00 p.m. by introducing the Members of the Planning Board and leading the Pledge of Allegiance.

Mr. McNamara announced that 4 Ocean Drive asked for a continuance to the June 3, 2015 meeting date.

MOTION by Mr. Lessard to continue 4 Ocean Drive to the Planning Board's June 3, 2015 meeting.

SECOND by Mr. Emerick.

VOTE: 7 - 0 - 0

MOTION PASSED.

II. ATTENDING TO BE HEARD

- **Temporary Parking Lot: 377 Ocean Boulevard – 138 Spaces**
Waiver Request: Appendix A-1 Temporary Parking Lot Review – Requirement 3 “A waiver is required if the lot surface is not paved”.

Mr. Joseph Coronati (Jones & Beach) appeared. He represents Warren Kelly, the applicant. Mr. Kelly is looking at his application to redesign the site again. He wants to forego construction at this time. He wants to use the lot as a temporary parking lot for the summer. A plan has been provided. The lot will be filled in to make it level. It will be graveled. He anticipates this parking lot to be for one year. He may start a new project in the fall. The site is fenced. He shows signage. He feels it's straightforward.

BOARD

Mr. McMahan asked how the spaces will be marked. Mr. Coronati asked how to mark gravel spaces. He could mark them on the fences; he wants the Board's opinion. Mr. Olson asked about entrance/exit and curb stops. He doesn't want people to just drive over the

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

sidewalk. He wants a roped area or something there and Mr. Coronati concurred. Mr. Coronati said there is an existing fence along the front of the lot. They will cut some out for cars to get in and out. They will leave part of the fence up.

Mr. McMahon asked about hours of operation. Mr. Coronati said the hours are 8 a.m. to midnight until October 15th. Mr. Kelly said probably it will be opened till 9:00 p.m. Mr. McMahon asked if cars are closed in and cars are left in there what would happen. Mr. Kelly would wait to see when those people are leaving.

Ms. Dionne (Conservation Coordinator) asked about the existing asphalt and asked if those conditions are staying. Mr. Coronati doesn't believe the back needs to be re-graded. They will bring in gravel material to fill in the hole. Ms. Dionne said they would potentially need a special permit.

MOTION by Mr. Emerick to approve the temporary parking lot for one year and to grant the waiver.

SECOND by Ms. Carnaby.

VOTE: 5 – 0 – 2 (McNamara, Lessard)

MOTION PASSED.

Mr. Olson asked about the change in the project. Mr. Kelly wants to go back to the original plan, with fewer cottages in the rear. He said the numbers don't work so he redesigned the original plan with a pool. Eventually, he wants access to the rear. He wants to now satisfy the Fire Department. He said first approval numbers worked. He will be back.

- **Change of Use:** Carolyn Lake – 580 Lafayette Road – Whole Food Store to Fitness Studio

Carolyn Lake, the applicant, appeared. She is applying for a change of use. It used to be the Hampton Whole Sales food store. She handed out her brochure. She is currently at 7 Scott Road. Her clients' ages are from 5 to 87. She handed out visuals. Scott Road is more of an office park. She is limited right now to small groups so she needed a large space.

MOTION by Mr. Emerick to grant the Change of Use.

SECOND by Mr. Lessard.

VOTE: 7 – 0 - 0

MOTION PASSED.

III. NEW PUBLIC HEARINGS

15-011 47 Ocean Boulevard

Map: 293 Lot: 176

Applicant: David Bellman & Douglas Sharek

Owners of Record: Same

Site Plan: Demolish existing single-family home & construct 3-unit multi-family building with commercial retail on first level.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

It was asked if this came to the Planning Board before. Mr. McMahon thinks it went to the Zoning Board. Amy Sanders with CLD engineers appeared with David Bellman, owner. Ms. Sanders went over the existing conditions plan. There is a single-family dwelling on the property with a large deck and paved driveway. The covered porch is on the north side. There is an easement on this property as well. Utilities are located on Ocean Boulevard; sewer, water and gas. There are overhead utilities. They will demolish the existing building and cap existing sewer, water and gas service.

Ms. Sanders discussed the Site Plan. Decks or overhangs are in the front. They are proposing to have retail on the first floor and residential units on 2nd, 3rd and 4th. The 2nd floor will have one-bedroom units; the other floors are townhouse units. Main access to retail is in the front. There is a handicap accessible ramp. The driveway is 12' wide; in existing location. Rear parking is for residential units only. There are five parking spaces. They went to the ZBA for relief of parking; six are required and there are only five. Aisles are 22' and spaces are 9' x 18'.

Green space is along the north side and front; landscape plan is in the plan set. She listed the plants to be planted (seaside plantings). Stop sign and cross walk was noted. No salt and sanding sign is to be placed as well. Permeable pavers are in parking spaces. Snow storage will be on perimeter of parking field. The owner has been in touch with a snow removal business; it will be moved to North Hampton. Dumpster areas were noted as well.

The grading and sanding and utilities plan was discussed. Sewer will be tied into existing locations. Storm water run-off was discussed. Drainage conditions will be the same as is currently there. A drainage analysis was done.

Erosion control – they are proposing a silt fence and construction entrance. Lighting – wall mount lighting is being used. Ceiling light fixtures (simple downcast lighting) were shown. Mr. Lessard asked how the sign for retail will be lit. It has not been determined yet per the applicant. Probably not back lit. Maybe small lights if it is approved per the applicant.

Elevations were discussed. New England style structure; lots of windows and decks and different siding.

Ms. Sanders went over the floor plans from the basement (storage for retail only). It's over 1,000 square feet. The second floor (one bedroom) plans were shown.

They received the DOT permit. They are reviewing O&M issues, but that is not complete yet.

BOARD

Mr. Olson asked about issues with the Building Inspector with cantilevered decks; Ms. Sanders did not hear anything from Building. Ms. Sanders said the decks are over the building. The sidewalk is not on the Ocean Blvd side. Ms. Sanders showed the sidewalk along Ocean Boulevard and the setback line and then showed where the overhang is. It hangs over the front entrance sidewalk. It does not hang over the public sidewalk.

Mr. McNamara said it's being measured from the front of the overhang to the property line.

Mr. Olson has never seen people walking underneath the private property. Mr. McNamara asked about signage for parking for residents. He asked about the stop sign as well.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

In Jason Bachand's Memo, he asked for them to **add a parking sign for residents only and that will be added.**

Mr. McMahon asked about sidewalk in front of the building. A prior project is reconstructing the sidewalk and Mr. McMahon wants this applicant to do this as well to the sidewalk. It's fixing the State right-of-way portion. The applicant said they are using a very small piece. Mr. McMahon would like them to talk to Public Works to see what they recommend. Ms. Sanders has a concern that there is no defined curb. Ms. Sanders said the look may not be pleasing.

The driveway is in the same area as the existing driveway. Mr. McMahon said he wants what can be built now to be built now so it doesn't need to be dealt with later. Mr. Lessard said the house north on Ocean Boulevard will need to do renovations as well.

The applicant said they will consider it and if it's something they have to do they will take care of it. The applicant doesn't want it to look bad. Mr. McMahon said it will enhance the look. The applicant said this will be a condominium. It is to construct a three-unit multi-building; it's not a condominium per Mr. Lessard. Ms. Sanders said a condo site plan will be needed later on and that is in Mr. Bachand's Memo.

Trash will be public pick up.

Ms. Carnaby asked about a minimum 400 sf of recreation area per dwelling unit being needed. She asked if the green area is recreation and asked if it meets requirements. Ms. Sanders will need to rely on Zoning; she met all criteria with them. For multi-family in this zone – some standards are not applicable. It is BS; so recreation was taken out per Mr. Emerick.

PUBLIC BOARD

Mr. Lessard said we received correspondence on this. It brings up the 3' fence issue. Mr. Lessard said we need to change this somehow; **may need to be a warrant article.** Mr. Lessard said more privacy fences should be noted; hiding headlights was discussed. Mr. Emerick said we may need to call it BS – and may need a warrant article to change it, if it gets lifted for the whole BS area, it could be omitted.

Garbage has been addressed (per letter given). Parking, per applicant, it is how the property lines are set up. The applicant is not proposing a fence along the side.

Ms. Dionne was asked per Mr. Bachand to point out the structure of his Memo; the Memos are now organized differently. Milestones to be done before recording; things to be done before a Building Permit is issued, before occupancy permit, etc.

MOTION by Mr. Emerick to approve site plan along with the conditions in the Planner's Memo dated May 6th.

Keith wants to see a fence where cars are headed in. He wants it consistent with what is done to other applicants. Ms. Sanders wants to know where the fence is needed. Ms. Sanders said they are turning to the spaces, so the fence would be from the back of the building to the corner. Ms.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

Sanders thinks there is an existing fence (may be abutters' fence). It only needs to be a three-foot high fence; it can be ornamental. It should be a short, stockade fence. They don't want a see-thru fence; a privacy fence. It can't be higher than 3 feet.

Ms. Sanders said it's residential parking in the back. It has been added to the Motion. Approval of the application including the memo dated May 6th and the 3' privacy fence from the back of the building to the back corner lot; and also to enhance the sidewalk appearance and for the applicants to discuss the sidewalks with DPW.

SECOND by Mr. Lessard.

VOTE 7 – 0 – 0

MOTION PASSED.

15-012 44 & 50 Timber Swamp Road

Maps: 66 & 85 Lots: 4 & 2

Applicants: Susanna Tetlow Dunbar & J. Michael Dunbar

Owner of Record: Same

Subdivision: 5-lot Subdivision (3 residential and 2 industrial).

Mr. Joseph Coronati appeared with Mike Dunbar, the owner of the property; Susanna Tetlow Dunbar was in audience. It's the site of the Windsor Chair Institute. They teach people how to make wooden chairs. It is 7.27 acres and comprised of two pieces. Properties share the same driveway. One parcel has little frontage. Another parcel has most of the frontage but is not very deep. Timber Swamp backs up to the Duke Lovetere's property. The location of the back house to be built was shown. They went to the Zoning Board to obtain variances. No Town road; no future road for the Town to own. It is three residential lots in back of parcel. There's enough land in front to keep two industrial lots. Taking two existing parcels and then re-subdividing them into five lots was discussed. The front of the parcel is Industrial; the back is RAA Zone. The Windsor Chair building will be on the same lot as the other building.

There will be one vacant lot for sale. The frontage for three residential driveways was shown. One common drive (300' until drive splits). The Dunbars live next door to this project.

Mr. Coronati discussed the driveway. There is a 20' gravel drive; split into three 12' private driveways. Storm water will be handled like Duke Lovetere's—bio-retention areas. Septics and wells will be done. Test pits have been done. An area is set aside for wells. There is a back-up well. The industrial lot will have a well beyond power lines. Easements have been provided for all wells. Easements will be squared away with the Town. These lots will be well over an acre.

Mr. Coronati said they went thru the PRC process; driveway had to be widened from 18' to 20'. The Chief wants something larger. **Mr. Coronati just received that letter the other day so the plans do not reflect what Chief Ayotte is looking for.** Mr. Coronati said it's requested that a soil scientist look at the site. A soil scientist did flag poorly-drained soils. **They need to be shown on the plan and the revised buffer has to be shown** as well. Mr. Coronati said they may need special permit. The soils outside the wetlands are encroaching. Joe thinks this should be continued. The goal is to try to keep it moving along. They want to get on the Conservation Commission's agenda in May and then they could come back to the

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

Planning Board in June. **They have not yet submitted a special permit application. They would be looking at the June 17th meeting with the Planning Board.** Mr. Emerick asked if they are forming an Association and it was stated “yes”.

BOARD

Mr. McMahon asked about septic. It has to be approved with the state per Mr. Coronati. The State wants a 4,000 square foot reserve area and well area has special radius requirements. Septic designs then get submitted to the State.

PUBLIC

Ms. Dionne stated that the deadline was today so she asked how the Board wants to handle it. Mr. Coronati said they still want to get on the Agenda. Ms. Dionne can put them on for the 26th, but she wants the Board to discuss when they will see it. Mr. Coronati said the abutters can be noticed.

MOTION by Mr. Emerick to continue this to the Planning Board's June 17th meeting.

SECOND by Mr. Lessard.

The question of whether they can accept jurisdiction was raised. It was noted no, the Board cannot accept jurisdiction. The clock won't start until they come back to be heard and the special permit is submitted.

VOTE: 7 – 0 – 0

MOTION PASSED.

15-017 4 Ocean Drive (NOTED ABOVE, CONTINUED TO JUNE 3, 2015)

Map: 304 Lot: 18

Applicant: 4 Ocean Drive, LLC

Owner of Record: Same

Special Permit to Impact Wetlands: Demolish existing structure & construct new home.

Reduction of impervious area on the site.

15-018 31-33 Ocean Boulevard

Map: 296 Lots: 32 and 33

Applicant: PAS Investments, LLC

Owner of Record: Same

School Impact Fees: Partial Waiver Request, Section 5.5.e of the Impact Fee Ordinance.

Mr. Lessard recused himself. Attorney Peter Saari appeared with Steve Pascoe, the owner. Mr. Saari has the recommendations from Mr. Bachand. Attorney Saari said there is a mistake in his report. He wants to discuss this with when he comes back and have this heard at the next meeting.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

MOTION by Mr. Emerick to continue this waiver request to the Planning Board's May 20, 2015 meeting date.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 1 (Lessard)

MOTION PASSED.

15-019 1058 Ocean Boulevard

Map: 98 Lot: 40

Applicants: Jon Springer, Curt Springer & Betsy Springer

Owners of Record: Same

Special Permit to Impact Wetlands: Bump out front porch by 6 ft; add handicap ramp; creation of sitting area with permeable pavers.

Curt Springer appeared. He is Jon Springer's brother. They are doing this for their mother. She is in a wheelchair. The plan is to put in permeable pavers from the walk (back of house to along the side) from where cars come in to the side and adding a ramp to the front. They will bump out the front by 6'. Mr. Springer said they will put pavers along where they put their beach chairs. Conservation wants mats to be put down; either permeable pavement or wheelchair mats. The applicants are okay with that. The porch bump out is beyond the 50'.

BOARD

PUBLIC

Ms. Rayann Dionne said the Commission felt that this is one of the most conforming projects they've seen for a while. The part within the buffer is just the pavers once you come off the ramp heading to the seawall. Conservation supports the project. The only stipulation is patio area be permeable or temporary material.

MOTION by Mr. Lessard to grant the special permit along with the stipulations from the Conservation Commission dated April 29th.

SECOND by Mr. Emerick.

VOTE. 7 – 0 – 0

MOTION PASSED.

15-020 21 & 23 Concord Avenue

Map: 296 Lots: 98 & 99

Applicant: Concord Avenue Holdings, LLC

Owner of Record: Same

Condo Conversion: Conversion of 3 buildings into seven separate condominiums. Waiver Request: Section V.E. Detailed Plan.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

Joe Coronati, Jones and Beach, appeared with Ned Loughlin from Concord Avenue Holdings. Mr. Coronati said these are the last two buildings on the north side of Concord Ave. Mr. Loughlin recently lifted the buildings up, got them above flood plain, got additional parking and improved the site. There are garages in the front now. People don't park in the right of way. They want to consolidate the two lots and convert the seven units into one condominium unit. No other changes are being proposed. Spaces are all numbered on the plan. No future improvements proposed. There are two spaces to unit and they are all assigned. There are no handicapped spaces.

BOARD PUBLIC

Loretta Schuck, 18 Boston Avenue, appeared. She is behind Mr. Loughlin's properties. She does not consider this simple. She asked how they can be combined without any zoning or special exemptions given. She is directly behind his parking lot. No questions have been answered for snow removal, lighting, combining two lots into one; trash and recyclables. Are there going to be 14 receptacles was asked. Car headlights were discussed. It's just a post and rail fence now. She said a year ago Mr. Loughlin came up – a neighbor to the west who mentioned that she was not happy, but he was going to give her about a foot more of his land to her. Is that going to stay? Is he going to have it surveyed was asked. Fences don't match where his lot line ends and where hers starts. Loretta is at the corner. She does not think this is simple. She asked if units will be year round. Will there be seven different owners was asked. She asked about condo documents. There have been a lot of problems for small condominium conversions. Ms. Schuck has been in her house for 19 years.

Mr. Coronati said snow removal – he will leave it to Mr. Loughlin. He assumes it will stay the same as it has been. Right now they are seasonal per Mr. Loughlin. The back unit was not lifted; that is the same. The trash locations are shown on the plan. For 27 they are outside the building, but 23, 21, 21R and 25 they will be in the garage and that **will be stipulated on the plan** and put **in the condo documents**. Mr. Lessard asked about the limited common area. Mr. Coronati said Attorney Saari will deal with that. It will be in condo docs. There is no change to the lighting being proposed. There is a fence along six parking spaces. It's not stockade, but it's a post and rail. Mr. Coronati said it ends at space #8. Mr. McNamara asked about the corner area and fencing. Mr. Lessard asked if they'd consider putting up a small ornamental fence at that end of the parking. The applicant will put in an ornamental fence. Mr. McNamara said it can't be addressed what has been offered in the past as far as the land goes.

Mr. McNamara asked about rubble and recyclables. Mr. Loughlin said the Town does pick up and they have the largest size. Mr. Loughlin has no issues with the Planner's memo. Trash is going to be designated and other units will store in the garages; the fence will be worked out with the neighbor.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

Ms. Schuck asked about seasonal or year-round residents. Right now he's saying seasonal; when they are sold, there could be 7 people there in the winter time. They don't have snow removal now because it's seasonal. She doesn't want to see snow pile up after 7 people may be living there year round. Ms. Schuck is worried about living right behind a parking space where most people are using. She also asked if there are two lots and you want to combine them, if one can do that any time; it was stated "yes".

Two spaces in the back are 27N and 27F was asked by Mr. Lessard. Mr. Loughlan said there are three units and six spaces. The garage will be shared for Unit 21. It's in the Floor Plans portion.

Mr. McNamara asked about snow storage. Snow removal is addressed in the documents per Mr. Loughlin. He stated it is pretty desolate in the winter. The Association will define in documents what has to be done. Mr. Coronati thinks the fence will help. Snow will stay on the applicant's lot.

Ms. Dionne said the Planner is in favor of the project. There are two things to vote on; the application and waiver.

MOTION by Mr. Emerick to grant the waiver request.

SECOND by Mr. Lessard.

VOTE: 6 – 1 (McNamara) – 0

MOTION PASSED.

MOTION by Mr. Emerick to approve the condo conversion along with the stipulations contained in the Planner's Memo of May 6th, adding that there be an ornamental stockade fence along the rear parking spaces, and a trash note added in the condominium documents.

SECOND by Mr. Lessard.

VOTE: 6 – 1 (McNamara) – 0

MOTION PASSED.

15-021 10 Piper Lane

Map: 43 Lot: 60

Applicant: Hampton TCB, LLC

Owner of Record: Same

Site Plan: Improvements to airfield (North Hampton), i.e. grading, paving and drainage structures.

Todd Baker appeared They are doing renovations to the runway. No change in use. It will continue to be an airport. More than 95 percent is in North Hampton. They had an alteration of terrain permit from the State of NH. They are governed by the State and they have received approval. He gave a quick overview of the project. They need a paving permit from the Town of North Hampton. This crosses the Town line so it was asked to come to Hampton. Dennis Quintel is present also. His company bought this in June of 2013. He discussed the preservation study. Two parallel runways will be there.

Dennis Quintel appeared. He discussed drainage in order to get alteration of terrain permit. Post development run off is equal to or less than pre-development flows. Between

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

runway and taxiway there is a catch basin so water will flow and infiltrate appropriately. There are existing catch basins. There is a natural swale in the area that runs into Hampton, but they are creating a berm. Engineers from North Hampton reviewed the project. Engineers have no objection to how the analysis was based or the work to be done.

The hydrologist appeared. She discussed the summary and gave the Board documentation. Our Town Planner received this report also. She discussed the aquifer area. Wells (existing) were discussed. Aquarion wells were discussed and shown also. Water quality testing has been positive – nothing negative in the testing. Infiltration work and recharge was discussed. No salt or de-icing is being used.

Pervious cover is 23.1 percent. Post installation is 21 percent. There will be a reduction in pervious cover.

Mr. Lessard asked about the Hampton piece and what the pervious surface is for Hampton. It was stated 28 percent. The Stormwater Management plan will be put in place. There are fuel storage tanks as well.

Any ice and snow will be removed by snow plows.

Monitoring wells are on west side of site. They are installing two additional monitoring wells. Installing additional monitoring wells was a voluntary decision.

Ms. Dionne asked if Aquarion was brought in. The Hydrologist stated that was not asked. All the wells have been cleaned so there are no issues. Dana was hired per the North Hampton Planning Board. Ms. Dionne asked about compliance and asked who gets the testing results. Mr. Baker said they were done privately. Ms. Dionne asked if they have to report to anyone. Mr. Baker said for real estate transfers. If there were a spill or issue, then it would be reported to DES. Mr. Lessard asked if they could see results of the testing.

PUBLIC BOARD

Mr. Lessard asked if type of aircraft can change. It was stated no. The length of the runway will change, but type of aircraft will not change.

Mr. Lessard asked about drones. Senior Aviation Planner appeared. Un-manned aerial systems are not allowed to take off and land at airports right now. Drones have to get a waiver from FAA to operate. There are certain criteria.

Mr. McMahan asked if this went through the PRC and it was stated “no”. It also did not go through Conservation. Mr. McMahan said the project is moving right along. North Hampton told them to go forward. They are looking for a site plan from Hampton. Mr. McMahan said Hampton was totally ignored and the requirements were ignored. The applicant said nothing has happened in Hampton yet. North Hampton work only is being done. Mr. Lessard asked if this should be continued. Mr. McNamara stated we have Mr. Bachand’s recommendations to the Board.

Mr. McMahan said we ran around on Woodland Road and he thinks this project is much more detailed. Aquarion should have been involved as well. Mr. McMahan would have gone through Conservation Commission and PRC. He said the Fire Dept may have issues as well. The applicant said all access is in North Hampton; 95 percent of the works is in North

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

Hampton. Mr. Emerick does not have a problem with it. Ms. Dionne said it's a part of a substantial project, but the part that deals with Hampton is very small. It didn't seem to warrant the PRC where the Hampton portion was so small. Applicant said RPC commented on this. Their Engineer responded favorably as well.

MOTION to approve it with Planner's Memo.

SECOND by Mr. Waddell.

VOTE: 6 – 1 (McMahon) – 0

MOTION PASSED.

Mr. Lessard indicated the applicant had stated they will notify Aquarion with the results of their test wells. If the applicant does not provide the results, Mr. Lessard would like the applicant to come back to Hampton and a motion will be made to rescind the vote.

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of April 15, 2015.

MOTION by Mr. Lessard to approve the Minutes.

SECOND by Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

- Letter from Donahue, Tucker & Ciandella, PLLC Re: Use of 164, 166, 168 and 170 Ashworth Avenue as a Municipal Parking Lot

Mr. McNamara said this has to do with the Hampton Village District. Mr. McNamara does not see a reason for a public hearing. Mr. Lessard welcomes notice as a courtesy. Mr. McNamara does not want to hold them up. The earliest meeting would be June 3rd. Mr. Emerick said they don't need a public hearing. He said it could have been an "attending to be heard". Mr. Lessard thinks it's a great use for the Precinct. Mr. Emerick wants it to be attending to be heard. No notification. It would be an informational meeting. Mr. McMahon said timing isn't the problem. Ms. Carnaby said they want to begin in June. Construction will be one week.

MOTION by Mr. Emerick to be attending to be heard rather than public hearing.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

VII. OTHER BUSINESS

- Minor Field Modification – Lot 3, Litchfield Drive/Juniper Lane

Ms. Dionne said the Site Plan Regs and Subdivision Regs usually mirror each other. With regard to Field Modifications, the language is in Site Plan Regulations; not in the Subdivision Regulations.

Mr. Coronati and Mr. Green appeared. Mr. Coronati discussed Lot 3, owners of the property, the houses and foundations were discussed. They want to put in a large oversized pipe about 3 ½ feet deep. This will provide adequate drainage. It would be permanent. Mr. Coronati has done this before, but this does not exist in subdivisions. Ms. Dionne said Mr. Bachand had it reviewed by Chris Jacobs at DPW and he had no problems with the changes. Mr. Bachand wants to know if it's okay for this project to have approval for minor field modifications. Mr. Lessard asked about Lot 4 and what it looked like previously. Mr. Lessard asked if they lost capacity. Mr. Coronati stated it's not a capacity concern. Mr. Coronati said they had water flowing into the neighbors' yards and they needed to put something there to stop it. When the yard is graded, it will catch the water. The easement line was shown. Mr. Lessard asked if Juniper Lane knows that it has been changed; Mr. Coronati said there is no notification needed. Elevation was discussed. Mr. Green said the flow is not going toward the lot. It's not going to the rear; it's staying on the property. Mr. Coronati said they are using flared ends. Mr. Emerick asked about a cave or a funnel. Mr. Emerick wants to know if there is something they can get from the pipe company. It is a plastic pipe in a plastic flare.

Mr. Olson asked about the 60'. When it was an open swale, you'd think it would flow in the way of the pipe toward daylight. Mr. McNamara asked about the cover. It is something the Planning Board wants.

MOTION by Mr. Emerick to approve the minor field modification as long as engineering is approved by Town and they will cover the spot.

Ms. Dionne wants the okay for Planner to do administrative approval to the field modification. Minor field modifications; confirm the Planning Board is okay with administrative approval. Some sort of stop gap has to be inserted. Homeowners are good with this per Mr. Green.

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

- Zoning Review Subcommittee Appointments

Mr. McNamara said we have applicants and other Boards who sent in their interest. The Planning Board wishes to wait until Mr. Bachand comes back to consolidate the information. If there are more than five applicants, the Planning Board can take a look at it. There are

HAMPTON PLANNING BOARD

MINUTES

May 6, 2015 – 7:00 p.m.

three that Mr. McNamara has. Mr. Bachand may have a few more. Ms. Dionne stated tabling this matter to May 20th is fine.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:05 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING